

PONDEROSA RIDGE 3BD VILLAS LIMITED TIME SALES INCENTIVES



PONDEROSA RIDGE 3BD VILLAS

MAINTENANCE-FREE LIVING | NEW CONSTRUCTION VILLAS

Limited Time Sales Incentive: 6% of purchase price sales incentives are available for contracts that are entered into prior to 12/31/2023. To be used toward closing costs, pre-payment of: HOA's, property taxes, LID's, or a cash credit at closing with cash offer.

Charter Membership at The Club at Tamarack Included with Purchase: Charter Sport Membership Deposit is included in the purchase price of Calvi Residences. Charter Memberships are available only through 12/31/2023.

Tamarack is pleased to present 15 new contemporary villas developed in partnership with Alturas Homes, one of the most respected homebuilding companies in Idaho. Conveniently located between Lake Cascade and The Village at Tamarack, and adjacent to the Osprey Meadows Golf Course, Ponderosa Ridge is perfectly positioned to take advantage of Tamarack's 3,600-acre backyard. Ponderosa Ridge is a Signature Neighborhood providing "Maintenance-Free Living". The Tamarack Municipal Association will provide the following services, included in the monthly HOA dues: Driveway Snowplowing, Front Walkway Snow Removal, Irrigation Maintenance, Landscape Maintenance, Deck Repairs, Exterior Structure Maintenance, Roof Maintenance, Hardscape Maintenance. Ponderosa Ridge homesites range from about .25 acres to nearly .5 acres and are all capable of placing either the 3- or 4-bedroom villa Alturas Homes custom designed. Simply pick your favorite homesite and choose which home fits your family best.



DISCOVER YOUR 3,600-ACRE BACKYARD

208-235-1001 | TamarackIdaho.com/RealEstate

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ADDRESS #	LOT VALUE (included in price)	3BD PRICE	6% INCENTIVE SAVINGS	CLUB DEPOSIT	TOTAL SAVINGS*
52	\$415,000	\$2,394,000	\$143,640	\$15,000	\$158,640
56	\$415,000	\$2,394,000	\$143,640	\$15,000	\$158,640
60	\$450,000	\$2,429,000	\$145,740	\$15,000	\$160,740
64	\$450,000	\$2,429,000	\$145,740	\$15,000	\$160,740
68	\$450,000	\$2,429,000	\$145,740	\$15,000	\$160,740
72	\$450,000	\$2,429,000	\$145,740	\$15,000	\$160,740
76	\$350,000	\$2,329,000	\$139,740	\$15,000	\$154,740
75	\$350,000	\$2,329,000	\$139,740	\$15,000	\$154,740
71	\$350,000	\$2,329,000	\$139,740	\$15,000	\$154,740
67	\$400,000	\$2,379,000	\$142,740	\$15,000	\$157,740
63	\$600,000	\$2,579,000	\$154,740	\$15,000	\$169,740
59	PENDING				
55	\$600,000	\$2,499,000	\$149,940	\$15,000	\$164,940
51	\$625,000	\$2,604,000	\$156,240	\$15,000	\$171,240
47	\$725,000	\$2,704,000	\$162,240	\$15,000	\$177,240



*6% Incentive + Sport Membership Deposit

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 TAMARACK REALTY, LLC

WARNING: THE CALIFORNIA DEPARTMENT OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THIS OFFERING. Terms and conditions may change without notice.